

**TESTIMONY OF NANCY THOMAS, MASTER BOARD SECRETARY AND
ASSOCIATION 24 MASTER BOARD REPRESENTATIVE,
GLEN OAKS COMDOMINIUMS
BEFORE THE JUDICIARY COMMITTEE
MARCH 24, 2014**

Good afternoon, Senator Coleman, Representative Fox and esteemed members of the Judiciary Committee. My name is Nancy Thomas, and I am the elected Master Board Secretary and Representative of Association 24 to the Master Board of Glen Oaks' Condominiums in Newington, CT. I am here today to speak regarding **Senate Bill 457, An Act Concerning Revisions to the Common Interest Ownership Act**. Several association representatives from Glen Oaks have met during the past six months with Senator Doyle and Representative Nafis on matters of concern to our unit owners, and since S.B. 457 does not fully address the issues we are confronting, we were advised to attend today's hearing in hopes of getting some amended language put into this bill.

Our community – Glen Oaks Condominiums – was originally named Timber Ridge and was listed in Town of Newington records as having 25 separate associations. The property was broken into 24 individual associations, each of which would each elect a representative to serve on the community's Master Board. The 25th association was that Master Board, created to oversee the amenities and roadways. As was (or will be subsequently) detailed separately by Anna Maria Fornino, the original developer went bankrupt after completion of only 3 of the planned 25 association,s and a different developer was chosen to complete the project. Under that second developer, the remaining portion of the community (which was supposed to be apportioned into 18 associations) was brought into existence as a single entity, thus giving it a 70% weighted vote.

This latter association -- The New Section -- has, since its creation, totally dominated Glen Oaks, delaying annual budgets and having the final word on all major decisions related to maintenance, budgets, awarding of contracts for services, use of the clubhouse, recreational facilities and roadways. In addition, for over 30 years, the six original associations have been routinely forced to subsidize services and projects that benefit only The New Section or it uses its majority vote to obtain a greater share of community resources than their 70% entitles them to. The weighted voting arrangement means that things we need to have done are frequently delayed or voted down by this larger association, while those that directly benefit them are pushed through, by use of their “majority” vote.

This current arrangement literally enables a single individual with a handful of supporters and a fistful of proxies obtained from unit owners who can't be bothered with attending the meetings to literally run Glen Oaks like a fiefdom and decide the conditions under which 462 residents will be assessed and which services or contractors we have access to. Even if the 6 original associations could afford to spend tens of thousands of dollars in legal fees to sever the relationship (which we can't), we cannot even begin such a process without the “permission” of the very association which holds the 70% vote. While the current law was surely well intentioned at the time it was created, it leaves residents of our six associations at the total mercy of New Section.

Any assistance your committee is able to render in resolving this situation would be deeply appreciated. Thank you.